

I-3 PLANNED INDUSTRIAL DISTRICT

The I-3 Planned Industrial District is established in order to provide for modern, efficient, and well-designed industrial facilities within a “park-like” setting. As the city’s most restrictive industrial district, the I-3 zone is designed to conform to high development standards while providing for a full array of industrial and related uses. The siting of buildings, parking, landscaping and the location of this district in relation to adjacent residential and commercial areas will be of particular importance in determining the appropriateness of allowing the I-3 district at a given location.

PERMITTED USES: 1,21,24,25,26,27,32,33,35

UNIT 1: CITYWIDE PUBLIC USES BY RIGHT

Public uses, essential public services, open land uses, and similar uses, which are subject to public controls.

UNIT 21: TRADES AND SERVICES

Establishments engaged primarily in providing household maintenance and similar services which fulfill recurrent needs of residents of nearby areas, but are generally incompatible with primary retail districts because they break the continuity of retail frontage.

UNIT 24: DEDICATED WAREHOUSING

Warehousing establishments or places of business primarily for the storage of goods and materials.

UNIT 25: LIMITED MANUFACTURING

Industrial uses, which usually generate limited environmental impact. Generally these uses involve the assembly, fabrication, packaging and processing of previously prepared materials. These uses include fabricated metal products, fabricated structural products, extruded plastics and textile products.

UNIT 26: GENERAL INDUSTRIAL

Uses which cause the greatest adverse environmental effects because of odor, noise, unsightliness and/or air pollution. Many of these uses involve the processing of raw materials. Permitted uses include all industrial uses not otherwise listed, subject to approval by the building inspector as an industrial use.

UNIT 27: PARKING LOT

The use of a plot of ground or parcel of real estate as a parking lot facility for the parking of vehicles used by customers and employees of businesses.

UNIT 32: TEMPORARY BUILDINGS AND/OR STORAGE

Temporary buildings to be used for the same purposes a permanent structure may be used for once the permanent structure is completed on the property.

UNIT 33: SELF-SUPPORTING TOWER OR ANTENNA STRUCTURE OR MONOPOLE

Telecommunication towers that are dedicated structures for mounting transmitter equipment and antennas that are necessary for providing the full range of wireless or mobile services to the community. They can vary in their design and may include panel antennas mounted on and painted to match existing buildings, communications equipment housed in an architecturally integrated tower element in a shopping center, roof-top antennas screened with walls, and freestanding pole antennas screened by landscaping. They vary widely in height, depending on factors such as the number and types of wireless services used by the site, the coverage area of the transmitters, the local topography, soil types and other environmental factors. It is required that a permit be issued in compliance with the requirements of Article 6, Section 15 of these regulations.

UNIT 35: TRANSPORTATION SERVICES

Establishments primarily engaged in furnishing local and suburban passenger transportation including taxicabs, ambulance service, passenger bus station and terminal, transportation charter service, nonprofit transit services and school buses.

CONDITIONAL USES PERMISSIBLE ON APPEAL: 2,3

UNIT 2: CITYWIDE USES BY CONDITIONAL USE PERMIT

Public and private uses which may be conducted anywhere in the territorial jurisdiction, but which can be objectionable to nearby uses due to noise or smell and are, therefore, permitted subject to conditional use permits in all districts.

UNIT 3: UTILITY FACILITIES

Public protection and utility equipment which: (a) is ordinarily not located in street right-of-way and can be significantly objectionable to nearby residential, commercial, and light industrial uses; and (b) have requirements for specific locations or are needed to serve residential neighborhoods or other local areas. These uses include facilities of public service corporations other than offices.

TEMPORARY USES: 32

UNIT 32: TEMPORARY BUILDINGS AND/OR STORAGE

Temporary buildings to be used for the same purposes a

permanent structure may be used for once the permanent structure is completed on the property

DEVELOPMENT CRITERIA:

1. All properties within this district shall be contiguous and shall be totally developed under a unified site plan submitted to and approved by the planning commission and city council. Criteria for submittal of the accompanying site plan shall follow the guidelines set forth in Article 2, Section 13.
2. Every use, or part thereof, that is not conducted within a building completely enclosed on all sides shall be enclosed within a wall or fence of six (6) feet in height. Such wall or fence shall completely screen all operations conducted within such wall or fence from observation. No exterior storage area shall encroach into any of the required yards.
3. All buildings shown on the required site plan shall cover an aggregate areas of not more than fifty (50) percent of such site.
4. No loading or storage of materials or products shall be permitted in the required front yard.
5. Notwithstanding the yard regulations for this district, no part of any building or accessory structure shall be located closer than one hundred (100) feet to any residential district boundary.

HEIGHT REGULATIONS

There shall be no maximum height limits in I-3 district; provided, however, that any building which exceeds the height of twenty (20) feet shall be set back from any boundary line of any residential district a distance of one (1) foot for each foot of height in excess of twenty (20) feet.

AREA REGULATIONS**SETBACKS:**

Front setback	30'
Front setback if parking is allowed between R-O-W and the building	50'
Side setback (subject to applicable fire and building codes)	0
Rear setback	25'
Setbacks adjacent to residential uses	50'

GREENSPACE

Each developed lot shall provide and maintain:

1. A landscaped buffer, not less than ten (10) feet wide, along the front property line. When adjacent to the property line of a residential use a 5' landscaped area and a six (6) foot opaque screen shall be required.
2. Landscaping, including grass, shrubs and trees, and without structure or pavement, of a minimum of ten percent of the total surface area of the lot or development.

OFF-STREET PARKING

See Article 7 of this chapter.